APG EUL

“The First and the Largest”

Ron Descheneaux

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Enhanced Use Lease Program for DoD

Background

- 2001 Legislation (Sec. 2667 Title 10 USC)
- DoD, DOE, VA have authority
- Allows cash or “in-kind” services
- Leasing of non-excess real property to private sector
- Government retains ownership
- No less than FMV of property

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Enhanced Use Lease Program for DoD

- 50 year ground lease
- Government seeks long-term relationship
- Compatible with/approved by installation

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EUL Program

Benefits to DoD (Aberdeen Proving Ground)

- Enhances mission and quality of life
- Improves surrounding community
- Modernizes installation assets
- Supplements under-funded facilities costs
- Preserves/maintains historic property
- Unlocks installation's captive value

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EUL Program

Benefits to EUL Building Tenants

- Proximity to DoD Client
- Easy access to both on and off post
- High level of security
- Flexible lease terms
- Easy access to major highway
- Flexible lease terms

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EUL Program

Benefits to Developer

- Market rates of return
- Productive property
- “Closed” property available
- Enables long-term relationships

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Anatomy of a Deal: Proposed Plan

FUTURE EXPANSION
NOTES:
1. ALL STRUCTURES, PARKING LOTS, ROADWAYS, ETC. WILL BE LOCATED IN SUCH A MANNER AS TO RESPECT ALL ENVIRONMENTAL RESTRICTIONS.
2. FORESTED AREAS WILL BE REPLACED AS PER ESTABLISHED GUIDELINES.

G.A.T.E.
Government and Technology Enterprise

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Anatomy of a Deal: Phase I

ABERDEEN PROVING GROUND
JANUARY, 2007

G.A.T.E.- EUL - LAND BAY "F"
SITE PLAN

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Anatomy of a Deal: Office

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Anatomy of a Deal: Project Terms

Land Bay F Terms

- 81,000 SF (3) story office building
- 60,000 SF single story flex/R&D building
- The "Lease Term" will be flexible
- The Base Rental will reflect market rates for flex/office

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Anatomy of a Deal: Aberdeen Proving Ground

- New Program
- Lots of Attention
- Good Relationships
- Future Expectations
- Mutual Benefits

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